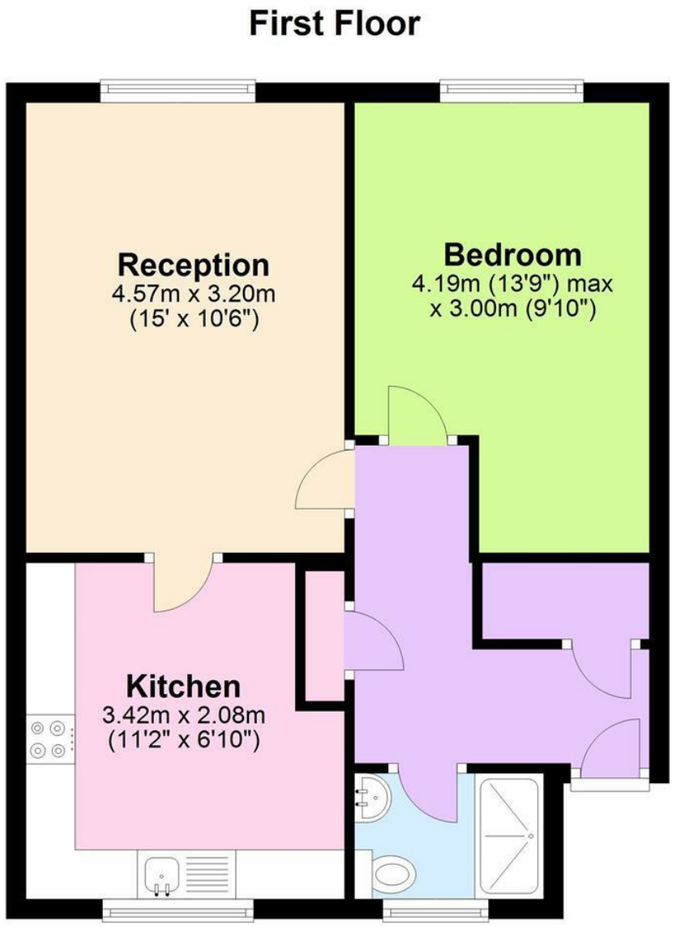
Floor plan

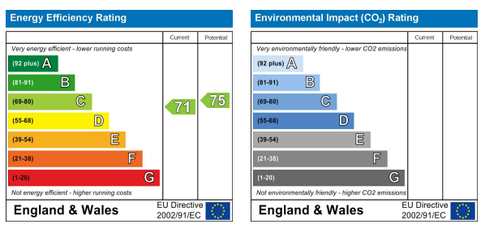


All measurements are approximate.
Plan produced using PlanUp.

Viewing

Please contact our Sterling Kings Langley Office
on 01923 27 06 66 if you wish to arrange a viewing
appointment for this property or require further information.

Energy performance graph



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sterling estate agents



Hemel Hempstead

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Price Guide £175,000





Hemel Hempstead

Price Guide £175,000





Sterling are pleased to offer for sale this well presented one bedroom first floor apartment situated within easy reach of the M1 motorway and Maylands Avenue Industrial Estate. Internally the accommodation comprises entrance hallway, spacious reception room, fitted kitchen with appliances, one double bedroom and shower room. In addition to gas central heating this delightful apartment also benefits from double glazing throughout, a generous built-in storage cupboard and access to a communal garden.

The Location
Hemel Hempstead is a popular new town in Hertfordshire with a mixture of new, modern and older architecture and enjoys numerous open green spaces including the recently rejuvenated Jellicoe Water Gardens in the town centre.

Situated 24 miles to the northwest of London and conveniently served by the M1 and M25 motorways, Hemel Hempstead has quickly grown in popularity in the last few years. We have seen more migration from the London suburbs, largely due to its fantastic commuter links including the London Northwestern Railway Overground train to London Euston taking only 35 minutes. Both London Luton and London Heathrow airports are easily accessible via the M1 and M25 respectively. The town centre has recently been regenerated and is now a vibrant busy attraction. The Marlowes indoor shopping centre offers chain and independent shops whilst the outside Riverside boasts a number of larger chains.

Agents Information For Buyers
Thank you for showing an interest in a property marketed by Sterling Estate Agents. Please note that on occasion we may use AI to enhance our photography.
Please be aware, should you wish to make an offer for this property, we will require the following information before we enter negotiations:

1. Copy of your mortgage agreement in principal.
2. Evidence of deposit funds, if equity from property sale confirmation of your current mortgage balance i.e. Your most recent mortgage statement, if monies in bank accounts the most up to date balances..
3. Passport photo ID for ALL connected purchasers and a utility bill. We are duty bound to complete anti money laundering (AML) checks on all connected purchasers should an offer be accepted. The charge for this is £75 plus VAT per person.
Unfortunately we will not be able to progress negotiating any offer unless we have ID, checks and proof of funds. By making an offer on property with Sterling Estate Agents you agree to the AML process and charge should your offer be acceptable and you understand this is non refundable in any event.
4. Please be aware we reserve the right to charge 1% plus VAT of the purchase price for sale progression management for any sale which is not agent represented ie private sale/ online with no sales progression.

The Lease




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